

Request for Proposals - Commercial Property
2673-79 North Martin Luther King Jr. Drive
Bronzeville / Historic King Drive



2673-79 N. Martin Luther King Jr. Drive

LISTING PRICE: \$15,000

Building: 11,160 SF constructed in 1889 with addition in 1906
Lot Area: 6,945 SF
Zoning: LB2, Local Business
Historic: **Locally designated only.** City of Milwaukee Historic Preservation Commission requires all significant historic features to be preserved and restored. Photographs, historic designation report, and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS:

- Obtain restoration and preservation plan approval (Certificate of Appropriateness-“COA”) from Historic Preservation Commission (“HPC”).
- Restore building in a timely manner and in accordance with the Historic Designation Study Report for the Hummel/Uihlein Building preservation guidelines (see guidelines link at milwaukee.gov/CRE).
- See the “Good for Business guide for renovating the exteriors of older commercial buildings.” (see guidelines link at milwaukee.gov/CRE)

POTENTIAL COMMERCIAL USES:

- Restaurant, retail, office, business, multi-family with first floor commercial, etc.

NOTE: Property must be taxable and some uses may need BOZA approval. Proposals will not be accepted for the following uses: Parking lot, pawn shop, cigarette or cigar shop, gun shop, tavern, liquor store, check cashing, payday or auto-title loan store, medical service facility or other uses prohibited by zoning.

POTENTIAL RESOURCES

- **Historic Infrastructure Preservation Fund – Up to \$50,000**
- **Facade Grants:** milwaukee.gov/facade
- **Retail Investment Fund:** milwaukee.gov/rif
- **White Box Program:** milwaukee.gov/whitebox
- **Focus on Energy Promotions:** energystar.gov/rebate-finder
- **Business Improvement District No.8:** info@kingdriveis.com
- **PACE Financing:** milwaukee.gov/bbc/services/PACE-Financing

CITY SALE CONDITIONS:

- Submittals evaluated based on **the attached Scoring Rubric** at the end of this RFP. Please include with your submission: a detailed scope of work to renovate and restore the building in accordance with Historic Preservation Guidelines, experience or development team experience restoring historically designated buildings, impact on the business community and adjoining neighborhood, extent & ability to renovate and preserve the building, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of \$500 may be required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses are encouraged to submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption and a performance deposit of \$5,000. The performance deposit will be returned to the buyer upon the complete renovation, in accordance with and approval from the historic preservation department, and issuance of a certificate of occupancy.
- Buyer must sign historic preservation easement at closing.

CITY SALE CONDITIONS, CONTINUED:

- Closing contingent on firm financing, DCD and HPC-COA approval of building plans and site plans.
- Buyers must not violate City Buyer Policies. See website at milwaukee.gov/CRE
- Renovation must be complete **within twenty-four months** following closing.
- Buyer to provide DCD with a copy of the Certificate of Occupancy when renovations are completed.

SHOWINGS:

Through open houses only. Wear proper footwear for a construction site. Bring a flashlight. **Anyone viewing the premises will need to sign a waiver upon arrival at showing.** The City suggests bringing a structural engineer and your contractors with you. Property will be open for inspection **ONLY** on the following dates and times (see next page):

OPEN HOUSE DATES AND TIMES (SEE NOTES ABOVE):

Date: Thursday, February 17, 2022 **Time:** 9 AM – 10 AM

Date: Tuesday, March 22, 2022 **Time:** 12 PM – 1 PM

Date: Wednesday, April 6, 2022 **Time:** 9 AM – 10 AM

Date: Thursday, May 12, 2022 **Time:** 12 PM – 1 PM

Date: Tuesday, June 7, 2022 **Time:** 9 AM – 10 AM

Date: Monday, June 20, 2022 **Time:** 11 AM- 12 PM

**PLEASE NOTE: Most of building, including the basement and second floor are not accessible for viewing.
Buyer should assume all systems and mechanicals need to be replaced.**

EVALUATION CRITERIA

Proposals will be evaluated by a DCD selected committee, and the Bronzeville Advisory Committee. Please **see the attached scoring rubric** for criteria upon which proposals will be evaluated.

REAL ESTATE BROKER FEES:

Buyer is not required to be represented by a Broker. The City does not have 2673 North Dr. Martin Luther King Jr. Drive (the “Property”) listed with a real estate broker. The City is offering a \$1000.00 real estate broker fee to buyer’s broker, if applicable. Any additional commission or fees that may be owed by the buyer to the Broker is the Buyer’s exclusive responsibility. Seller shall not pay any broker commission if Buyer and Broker are same or related in any manner.

SUBMITTAL:

- 1) Completed “Proposal Summary” on the form available at www.city.milwaukee.gov/CRE
- 2) Provide a detailed Scope of Work for preservation and renovation including a scaled rendering of the building identifying exterior building materials and site plan.
- 3) Provide preservation and renovation plan/strategy.

Proposals due at 12:00 Noon on Thursday, June 30, 2022. Submit proposal via email to Rhonda.Szallai@milwaukee.gov. Questions will be accepted in writing only. Unauthorized contact with staff or City Officials regarding this Request for Proposals can result in disqualification. **Written questions due by at 12:00 Noon on Thursday, April 7, 2022.** Answers to questions will be published on website, milwaukee.gov/CRE

CONTACT: Rhonda Szallai, Department of City Development, (414)286-5674 or Rhonda.Szallai@milwaukee.gov

No warranty or representation, expressed or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals. The City of Milwaukee Department of City Development and Redevelopment Authority of the City of Milwaukee reserves the right to reject any proposal for any reason, including no reason.